

151.0

0001

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,202,000 / 1,202,000

USE VALUE: 1,202,000 / 1,202,000

ASSESSED: 1,202,000 / 1,202,000


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 242 | | PARK AVE, ARLINGTON |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|
| 101 | 9058.000 | 704,400 | 13,400 | 484,200 | 1,202,000 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total Card | 0.208 | 704,400 | 13,400 | 484,200 | 1,202,000 | Entered Lot Size |
| Total Parcel | 0.208 | 704,400 | 13,400 | 484,200 | 1,202,000 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 277.73 | /Parcel: 277.73 | Land Unit Type: |

APPRAISED: 1,202,000

USE VALUE: 1,202,000

ASSESSED: 1,202,000

99743

GIS Ref

GIS Ref

Insp Date

06/07/18

!11813!

USER DEFINED

Prior Id # 1: 99743

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OWNERSHIP

| | |
|-----------|-------------------------|
| Owner 1: | OPALINSKI JOSEPH H/ETAL |
| Owner 2: | OPALINSKI JOANNA |
| Owner 3: | |
| Street 1: | 242 PARK AVE |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

| | |
|---------|--|
| Cntry: | |
| Postal: | |

| | |
|----------------|--|
| PREVIOUS OWNER | |
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Postal: | |

| | |
|-------------------|-----------------|
| SALES INFORMATION | |
| Grantor | Legal Ref |
| ADLER ROSEMARIE | 25568-175 |
| | Date |
| | 8/15/1995 |
| | Sale Code |
| | Sale Price |
| | V Tst Verif |
| | Notes |
| | 195,000 No No Y |

| | |
|--------------|--------------|
| TAX DISTRICT | |
| Date | Result |
| 6/7/2018 | MEAS&NOTICE |
| CC | Chris C |
| 12/29/2008 | Meas/Inspect |
| 372 | PATRIOT |
| 9/11/2008 | Fieldrev-Chg |
| BR | B Rossignol |
| 10/25/2005 | Permit Visit |
| BR | B Rossignol |
| 8/21/2001 | Permit Visit |
| PM | Peter M |
| 11/19/1999 | Meas/Inspect |
| 263 | PATRIOT |
| 1/1/1982 | |
| KM | |

| | |
|----------------|--|
| PAT ACCT. | |
| 11813 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Coprn. Clap Exterior and 4328 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |
| | Amount |
| | Com. Int |
| | |

| | |
|------------------|--------------------|
| BUILDING PERMITS | |
| Date | Number |
| 7/18/2005 | 623 |
| | Descrip |
| | Addition |
| | Amount |
| | 75,000 |
| | C/O |
| | G7 |
| | F. Descrip |
| | GR FY07 |
| | Comment |
| | 2ND FLR |
| 3/30/2005 | 232 |
| | Manual |
| | Amount |
| | 20,000 |
| | G6 |
| | F. Descrip |
| | GR FY06 |
| | Comment |
| | 1 1/2 STORY GARAGE |
| 11/19/1999 | 29 |
| | Addition |
| | Amount |
| | 15,000 |
| | Comment |
| | ADD RM AND DECK |
| 11/6/1995 | 656 |
| | |
| | Amount |
| | 10,000 |
| | Comment |
| | 10X12 ADD/FOUND15X |
| 10/3/1995 | 573 |
| | Manual |
| | Amount |
| | 6,000 |
| | Comment |
| | RAISE DWELLING 16 |
| 8/24/1995 | 495 |
| | |
| | Amount |
| | 3,000 |
| | Comment |
| | DEMO 12X12 ADDITIO |

| | |
|----------------------|--------------|
| ACTIVITY INFORMATION | |
| Date | Result |
| 6/7/2018 | MEAS&NOTICE |
| CC | Chris C |
| 12/29/2008 | Meas/Inspect |
| 372 | PATRIOT |
| 9/11/2008 | Fieldrev-Chg |
| BR | B Rossignol |
| 10/25/2005 | Permit Visit |
| BR | B Rossignol |
| 8/21/2001 | Permit Visit |
| PM | Peter M |
| 11/19/1999 | Meas/Inspect |
| 263 | PATRIOT |
| 1/1/1982 | |
| KM | |

| | |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
| | / / / |

| | |
|------------------|------|
| PROPERTY FACTORS | |
| Item | Code |
| Description | % |
| Item | Code |
| Description | |

| | | | | |
|------------|----|-----------|-----|---------|
| Z | R1 | SINGLE FA | 100 | water |
| o | | | | Sewer |
| n | | | | Electri |
| Census: | | | | Exempt |
| Flood Haz: | | | | |

| | | | | |
|---|--|--------|---|-------|
| D | | Topo | 1 | Level |
| s | | Street | | |
| t | | Gas: | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 9058 | Sq. Ft. | Site | | | 0 | 70. | 0.76 | 8 | | | | | | | | | 484,219 | | | | | | 484,200 | |

